WARRANTY DEED

Karen Johnson Davidson County
Batch# 464140 DEEDWARR
08/26/2020 09:27:01 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20200826-0096569

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Stacey M. Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25 DAY OF August, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Everett Scott Williams and Stacey M. Williams	New Owner	
(NAME) P.O. Box 189	(NAME)	142 09 0C 897.00
(ADDRESS) Pegram, TN 37143	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JAMES E. DILLINGHAM AND VICKIE L. DILLINGHAM, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EVERETT SCOTT WILLIAMS AND STACEY M. WILLIAMS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain Condominium located in Davidson County, Tennessee, being Unit No. 897, together with the Carport designated No. 897-C, in River Plantation, Section Five, Phase One, Lot Two, a Condominium, a Horizontal Property Regime, located on General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Five, Phase One, Lot Two, Condominium Apartments, recorded in Book 5200, Page 257, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5410, Page 248, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners, and tenants of River Plantation, Section Five, Phase One, Lot Two, Condominium Apartments, contained in the Master Deed and the Bylaws appended thereto, recorded in Book 5410, Page 248, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Delphia M. Orton and Ann L. Orton, both unmarried, by Warranty Deed from Mary Alice Owen Barnes, married, of record in Book 10339, Page 830, in the Register's Office of Davidson County, Tennessee, dated January 31, 1997 and recorded on February 04, 1997. Ann L. Orton has since died. Her interstate in said property was conveyed to Delphia M. Orton by Order of Probate, Docket No. 12P-1256 in the 7th Circuit Court of Davidson County, Probate Division, and of record in Instrument No. 20120904-0079402, Register's Office for Davidson County, Tennessee.

RETURN TO: BOX 10-A
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Being the same property conveyed to James E. Dillingham and Vickie L. Dillingham, husband and wife, by Warranty Deed from Delphia M. Orton, of record in Instrument No. 20200331-0034185, in the Register's Office of Davidson County, Tennessee, dated March 26, 2020 and recorded on March 31, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 897 General George Patton Road, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 25 day of August, 2020

James E. Dillingham
JAMES E. DILLINGHAM

Vickie L. Dillingham
VICKIE L. DILLINGHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James E. Dillingham and Vickie L. Dillingham, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25 day of August, 2020.

Commission expires:

KEVIN D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES 10-02-2023

Notary Public